

BRIA
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✓ The Charlestown Navy Yard

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The Boston Redevelopment Authority

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The Charlestown Navy Yard - Background

History

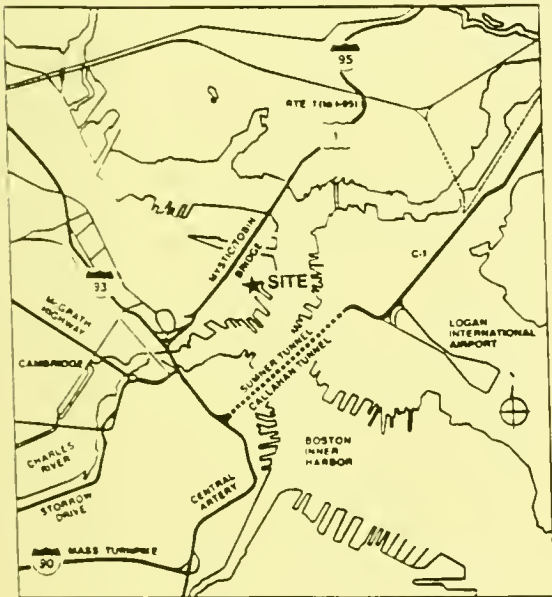
A National Historic Landmark, the Charlestown Navy Yard is significant in a variety of contexts. The Navy Yard's historical significance lies in its connections with the Revolutionary War and the establishment of the U.S. Navy, its role in the building and maintenance of many important ships of the fleet, and its contributions to industrial technology.

After the American Revolution, Congress recognized that the United States needed its own Navy and authorized the development of the Navy Yard in 1800. The first wharf was built on the pastureland between the Charles and Mystic Rivers in 1813. A major building program began in the 1820s and in 1828 a plan was issued that laid out the grid pattern of streets.

World War II witnessed the peak of the Navy Yard's productivity when 165 ships were built and a number of huge new buildings were constructed at the northerly end of the Yard. Approximately 50,000 workers were employed in the Navy Yard at this time.

Post-war activity at the Charlestown Navy Yard involved submarine construction and many conversions of ships for guided missile and anti-submarine duty. Altogether, about 300 warships were built at the Navy Yard.

On July 1, 1974, the Pentagon deactivated the 135 acre Navy Yard after 174 years of distinguished service to the nation, in peacetime and wartime. In 1976, the BRA acquired 105 acres of the property from the Federal government. The remaining 30 acres was designated by the Congress as the Boston National Historical Park. Because of its historical and architectural significance, the entire site has been designated a National Historic Landmark.



The Charlestown Navy Yard - New Development

The Charlestown Navy Yard is now emerging as one of the largest and most successful waterfront rehabilitation projects in the country and one of the city's newest neighborhoods. In the last five years, the Charlestown Navy Yard has gone from an idea to a reality. Prior to 1984 only four developments in the Yard had begun construction, and less than \$35 million had been invested in the Navy Yard. The last four years have witnessed 610% growth, which translates into \$294 million in private investment.

Over 1,000,000 s.f. of commercial office space has been completed, with an additional 278,000 s.f. under construction or planned. 25% of this space is pre-leased. In addition, there is 79,000 s.f. of retail space completed in the Yard, with an additional 66,000 s.f. under construction or planned. So far, 2,700 new jobs have been created by development in the Navy Yard.

Spread over 105 acres of the Charlestown waterfront in Boston's inner harbor, the Navy Yard is now becoming Boston's newest mixed-use harborfront community. The Navy Yard presents a unique opportunity to create new jobs, mixed-income housing, and to reuse valuable and architecturally significant buildings which are part of Boston's heritage.

Navy Yard Components

The Charlestown Navy Yard redevelopment, coordinated by the Boston Redevelopment Authority, has three separate yet complementary components:

- *Shipyard Park* - this 16-acre section incorporates gently rolling meadows, tree-lined paths, shrubs and flower beds, a children's playground, a large granite fountain, and a pavilion. The park's location affords a dramatic view of Boston's skyline.
- *Historic Monument Transfer Area* - contained within this 31-acre section is a concentration of the Navy Yard's historic structures, which are being refitted for commercial, retail, and housing use. Streets and pedestrian areas reflect the 19th century history of the Navy Yard and create an attractive and historically appropriate environment throughout. The design guidelines for the area have received national recognition, including an Urban Design Citation from Progressive Architecture.

The Charlestown Navy Yard - New Development

- *New Development Area* - this 58-acre site is divided into factory and warehouse structures and Yard's End (vacant land on Parcels 4, 5, 6, and 7). Commercial, retail, public use, and housing development is planned for this area, and is subject to the new Navy Yard Master Plan now under review.

Other Features

- *Location* - the Navy Yard occupies one of Boston's most desirable waterfront locations. It is convenient to the Central Business and Shopping Districts and only minutes from I-93, the Southeast Expressway, the Mystic River Bridge, (U.S. Route 1), and Logan International Airport.
- *National Park* - the Navy Yard is also home of the USS Constitution ("Old Ironsides"), which attracts over 1,000,000 visitors a year. Some of the oldest and most significant structures in the Navy Yard are located within the 30 acre portion of the Yard authorized by Congress in 1974 to be a part of the Boston National Historical Park. These buildings have been retained and restored by the National Park Service for purposes related to the interpretation, administration and maintenance of the park and USS Constitution:
- *Water taxi* - leaves on the quarter hour from Pier 4 to Long Wharf in Boston's downtown waterfront, returning on the half hour. Public use of this facility has increased four-fold since the program's inception.
- *Courageous Sailing Center* - operates off of Pier 4 as well, providing an extremely popular program of free sailing instruction to Boston youth.

The Charlestown Navy Yard - Development

As the building profiles below describe, the Charlestown Navy Yard structures illustrate many building types and several phases of 19th and 20th century architectural styles. Early 19th century residential examples exist as well as later industrial buildings and World War II "temporary" shed structures. Many are of architectural merit, and some are of very great significance. The construction dates fall roughly into five periods, which generally coincide with major wars of the two centuries. The numbers which accompany the buildings names are those assigned by the Navy when the buildings were constructed.

Commandant's House (Historic Park)

The Commandant's House was built in 1813 and is one of the three oldest buildings in the Yard, with a distinctive brick double bowfront. This building, and the two which follow (Marine Barracks and Constitution Museum), are located in the adjacent National Historic Park.

Marine Barracks (Historic Park)

The first barracks on the site was built in 1809 with timbers from the original barracks outside the Hospital grounds at the other end of the Yard. The Marine Barracks was extensively remodeled in 1823 and assumed the ground plan it has today.

22 - USS Constitution Museum (Historic Park)

The Constitution Museum has exhibits and special programs on the ship's construction, history, and life on board ship.

31 - The Muster House

The Muster House, built in 1852, was used for roll call from 1852 to 1905. It then became the telephone exchange and hearing clinic. It is now the headquarters for the Courageous Sailing Center.

Office: 6,000 sq. ft.



The Charlestown Navy Yard - Development



The Billings Building.

33 - The Billings Building

Built in 1852, this 3-story rock-faced granite building was originally used as a cable and cordage storage building. During WWI, it became an enlisted men's barracks and mess.

Building 33 features a new interior gallery, linking 2nd and 3rd Avenues, a ground floor dedicated to a health club and upper floors which hold office space.

Office: 34,000 sq. ft.
Retail: 10,000 sq. ft.

Developer: Navy Yard Plaza Development Associates, Inc.
Architect: The Architectural Team, Inc.

34 - The Parris Building

Building 34 was designed by Quincy Market architect Alexander Parris for use as a blue-print and reproduction shop. Built in 1838 of smooth faced granite, with the exception of the south walls which are brick, the rehabilitated building includes two new wings which were added to complete the original Parris design to create a central courtyard.

The Parris Building is fully occupied and serves, in part, as the Navy Yard headquarters for the BRA's Harbor Planning and Development Department. The first floor houses a restaurant and a convenience store.

Office: 40,000 sq. ft.
Retail: 10,000 sq. ft.

Developer: Navy Yard Plaza Development Associates, Inc.
Architect: The Architectural Team, Inc.

The Charlestown Navy Yard - Development



Ironsides Place.

36 - Ironsides Place

Overlooking Shipyard Park and the harbor, Ironsides Place is a beautiful granite structure built in 1886 during the Civil War as a painters loft and joiners shop. This building was designed by Joseph Billings, who succeeded Parris as chief architect of the Navy Yard.

The upper floors are occupied by Sail Magazine and the Massachusetts Water Resources Authority. The ground floor contains a day care center.

Office: 56,000 sq. ft.
Retail: 9,000 sq. ft.

Developer: Incubator Associates
Architect: Anderson, Notter, Feingold & Alexander

38 - The Cooper Building

Building 38, designated by Joseph Billings, was built in 1854 as a cooperage and packing house for supplying sailing ships. It later became the Navy prison, before being remodeled in 1924 as a recreational facility, including a library, movie theater, and bowling alley. It became the enlisted men's club in 1940.

Nearing completion, this building will be used for office space and retail stores.

Office: 24,000 sq. fl.
Retail: 8,000 sq. ft.

Developer: Navy Yard Plaza Development Associates, Inc.
Architect: The Architectural Team, Inc.

39 - The Carriage Building

Building 39, designed by Billings and built in 1886, was originally the Ordinance Shop. The Carriage Building features ground floor retail and upper floor office space, with an arched passage through the building.

Office: 72,000 sq. ft.
Retail: 22,000 sq. ft.

Developer: Navy Yard Plaza Development Associates, Inc.
Architect: The Architectural Team, Inc.

The Charlestown Navy Yard - Development

40 - Constitution Quarters Garage

The Yard's hammer shop and rolling mill was built on this site in 1863. It now serves as the parking facility for the residents of Constitution Quarters, and accommodates 367 cars.

Garage: 120,000 sq. ft.

Developer: Immobiliare New England

Architect: Anderson, Notter, Feingold & Alexander

42 - Constitution Quarters

Building 42 was the Yard's machine shop and steel foundry. Built in 1853-58, the initial portions of this building were designed by Billings with a free-standing boiler room with a chimney taller than Bunker Hill. One of the largest buildings at the Navy Yard, this is a four-story complex made of steel and concrete frame with brick masonry, and wood and steel sash. Given its size and location, Building 42 is an attractive and highly visible sight from the Harbor.

Rehabilitation of this 367 unit rental apartment building was completed in 1982.

Residential: 300,000 sq. ft.

Units: 367

Developer: Immobiliare New England

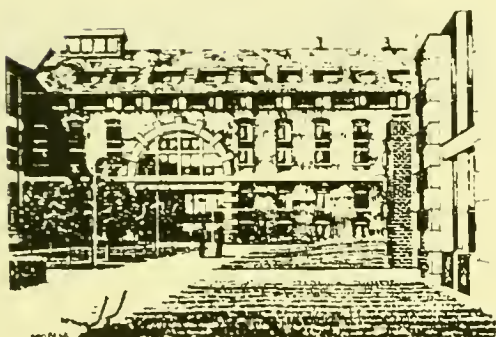
Architect: Anderson, Notter, Feingold & Alexander

58 - The Ropewalk

The Ropewalk was designed by Parris and built in 1834-37. All of the rope used by the Navy was made here until the 1960s. Measuring over a quarter mile long, this is the only surviving granite ropewalk in the country.

A museum is being planned for this building.

Museum: 154,364 sq. ft.



Constitution Quarters.

The Charlestown Navy Yard - Development

60 - Tarring Building

Redevelopment of Building 60 will be in connection with the Ropewalk.

Museum: 8,958 sq. ft.

62 - The Hemp House

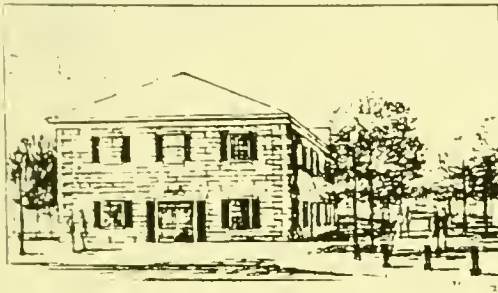
The Hemp House and Rope Test Lab designed by Parris was built in conjunction with the rest of the Ropewalk complex in 1837. In 1939, due to the collapse of a main beam, the building was structurally remodeled. Hemp was stored in Building 62 before it was taken to be water-proofed and subsequently made into rope at the Ropewalk.

This 37,000 square foot building is being rehabilitated for commercial office use.

Office: 37,000 sq. ft.

Developer: Kendall Development Corporation

Architect: Stephen Blatt Associates/Linea Five



The Hemp House.

75 - The Timber House

Built between 1832 and 1848, the Timber House is a granite and wood structure that was originally used to store the timber used in shipbuilding. It is the only remaining timber house in the country and the last of five that once stood in the Navy Yard.

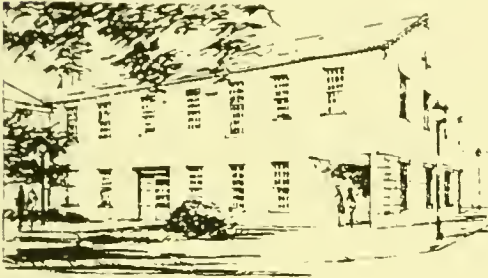
This 24,000 square-foot building is scheduled for commercial use.

Office: 24,000 sq. ft.

Developer: Basilica Associates

Architect: Vitols Associates

The Charlestown Navy Yard - Development



The Boiler House.

79 - The Boiler House

Building 79 was designed by Billings and built in 1957 as a boiler house. It is a two-story brick building, with heavily rusticated granite detailing and a gable roof. Used as a store house, a liquor store, and a wire-rope shop, Building 79 occupies a prominent location at the Gate 5 entrance to the Yard.

This 15,000 square foot building is scheduled for commercial use.

Office: 15,000 sq. ft.

Developer: Conroy-Heafitz Development Team

Architect: CSS Architects

96 - The Power House Substation

The Power House is a small, turn-of-the century power plant. A single, hip-roofed structure, the building was later used for hemp storage and finally as a fork lift repair shop.

This brick building with a slate hipped roof will be renovated for commercial use as a restaurant.

Office: 5,430 sq. ft.

Developer: Conroy-Heafitz Development Team

Architect: Cubbellis Associates

103 - The Anchorage

Built in 1903, Building 103 has a concrete frame with brick masonry and wood sash. Renovations of this building were completed in 1985 with 112 subsidized elderly apartments. The end of the building features a community room which fronts onto a landscaped court yard overlooking the Harbor.

Residential: 90,300 sq. ft.

*Developer: Immobiliare New England &
The Barkan Companies*

Architect: Bruner Cott

The Charlestown Navy Yard - Development

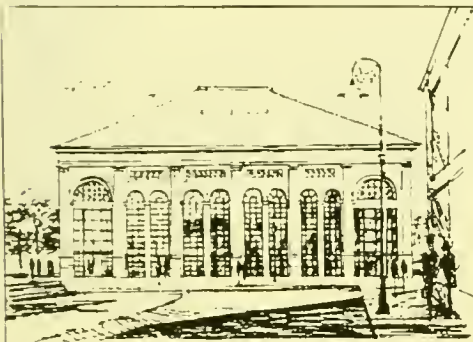
104 - Ship Repair Shop

Building 104 was built in 1901 as the ship repair shop. The three-story structure has a steel frame with brick masonry and was modified to its present form in 1939. This building fronts First Avenue. Upon its rehabilitation for affordable housing use, it will connect to the waterfront through an adjacent walkway.

Residential: 80,000 sq. ft.

Developer *Bricklayers and Laborers Non-Profit
Housing Corporation*

Architect: *William Rawn Associates*



The Chain Forge.

105 - The Chain Forge

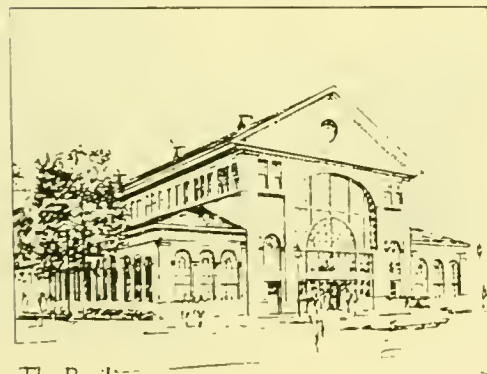
The Chain Forge and Round House were built in 1905. It is a two-story forge shop of brick veneer on steel frame with an attached locomotive and crane house. This is where die lock chain making was invented in 1926. Monumental pieces of forge equipment mark the path where cold steel bars were heated, cut, forged and stamped into die links which would then be fused in a 40 ton hydraulic press. Some of this equipment will be retained as a historical display as part of the building's restoration.

Office: 85,000 sq. ft.

Retail: 15,000 sq. ft.

Developer: *Immobiliare New England & The Congress Group*

Architect: *The Architects Collaborative*



The Basilica.

106 - The Basilica

Building 106 is architecturally similar to Building 105, The Chain Forge. Built in 1903, this steel frame brick-veneer structure with arcaded side aisles and a copper roof was originally used as a boiler and die-sink shop. During World War II, Building 106 housed a copper-working shop, though the primary function was as a metal fabrication and assembly shop. Together, Buildings 105 and 106 constitute a striking architectural composition on the north side of First Avenue.

The Charlestown Navy Yard - Development

The cavernous interior allows for a dramatic atrium in this 119,100 structure, which holds 92 units of rental housing, ten percent of which are affordable for elderly residents.

Residential: 119,100 sq. ft.
Units: 92

Developer: *Basilica Associates*
Architect: *Vitols Associates*

108 - The Anchor Building (Power Plant)

Building 108, constructed between 1903-1904, was the centralized steam, electricity, and compressed air plant for the Navy Yard. Attached to the north end of Building 107, it is a brick structure with concrete trim on the water table, lintels, and sills. The corbelled cornices are a dominant feature of the building. The complex configuration of the building is the result of numerous alterations and additions.

Commercial use is currently being studied for this building.

Office: 71,000 sq. ft.

Developer: *Boston Investment and Development Company*
Architect: *A.D., Inc.*

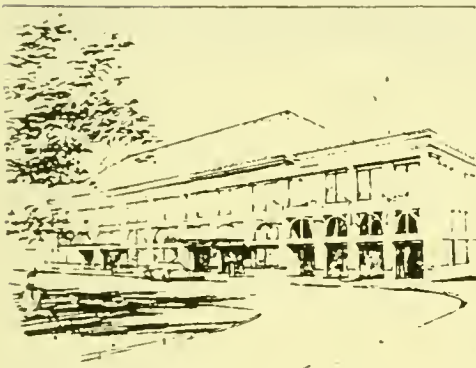
114 - The Charlestown Boatyard

Built in 1904, this two-story brick L-shaped building with a flat roof was originally used as a woodworking and boat shop. These original functions carried through until the eventual closing of the Yard.

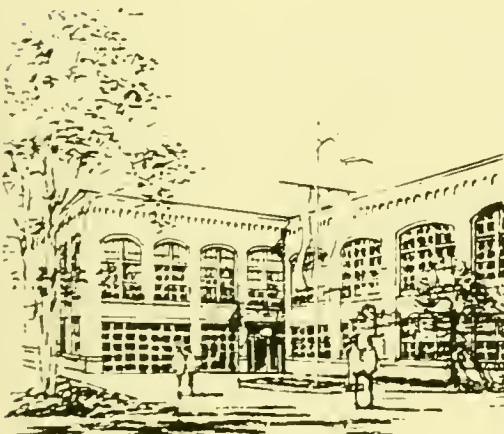
The development program for Building 114 will be targeted for retail use, with a projected recapture of its original functions as a boat shop and marina. The rehabilitated building will incorporate a roof top observation deck and a landscaped court yard entry.

Office: 44,000 sq. ft.
Retail: 16,000 sq. ft.
Boat storage/
repair: 33,000 sq. ft.
Marina: 77 slips

Developer: *Joinery Shop Associates*
Architect: *The Architectural Team, Inc.*

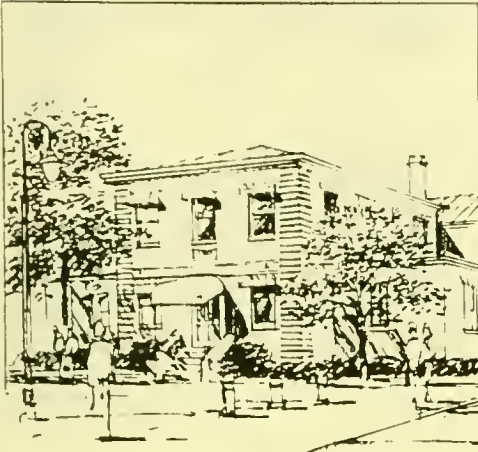


The Anchor Building.



The Charlestown Boatyard.

The Charlestown Navy Yard - Development



John Paul Jones House.

120 - John Paul Jones House

Built in 1905, this handsome building is situated next to the distinctive Muster House. Designed as a medical dispensary and clinic, Building 120 illustrates the increasing government concern for the welfare of the Naval and civilian workers.

Building 120 is also currently the headquarters for two insurance companies, Inland Underwriters and International Marine Underwriters.

Office: 16,000 sq. ft.

Developer: John Paul Jones Limited Partnership

Architect: Vitetta Group

149 - Constitution Park

This World War I era structure was used by the Navy for storage and for offices. It is a flat-roofed reinforced concrete structure with two distinctive 8- and 10-story atriums. As part of its redevelopment, the second atrium was added for more light.

Constitution Park is the site of the Massachusetts General Hospital Medical/ Research Facility. The ground floor has been designed for retail use, including a restaurant and dry cleaners. Building 149 is connected to the parking garage in Building 199 by four glass skywalks.

Office/

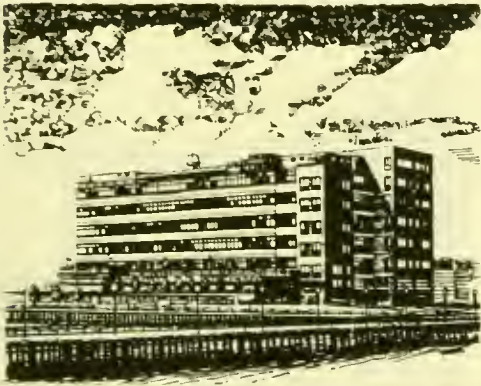
Research: 630,000 sq. ft.

Retail: 20,000 sq. ft.

Developers: The Raymond Group

Architect: Huygens and DiMella, Inc.

The Charlestown Navy Yard - Development



Independence Quarters.

197 - Independence Quarters

Built in 1941, this building served as the electrical shops/ship repair shop. It was built in the Bauhaus Style of steel frame, with concrete floors, brick spandrels, and steel industrial sash. Building 197 later housed the Bureau of Steam Engineering, which developed advanced communication, guided missile, and sonar technology.

The building will contain 208 residential condominium units.

Residential: 404,000 sq. ft.
Retail: 35,000 sq. ft.

Developer: *The Raymond Group*
Architect: *Jordan Gruzen Partnership*

199 - Navy Yard Parking Facility

Built at the outbreak of World War II, Building 199 was constructed with a reinforced concrete grid system and horizontal brick spandrels. It was originally used for storage.

Garage: 545,000 sq. ft.; 1,386 spaces

Developers: *The Raymond Group*
Architect: *Huygens and DiMella, Inc.*

266 - Captain's Quarters

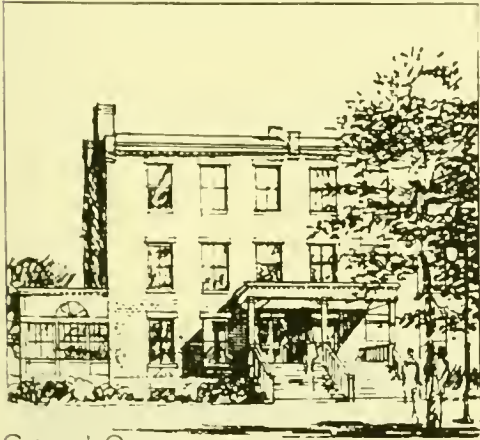
Built between 1826-29, Building 266 is a series of attached classic revival brick rowhouses used as quarters for naval officers. The existing granite wall is a remnant of a fence which once surrounded the quarters.

The restoration of the Captain's Quarters retains many of the original domestic features, including porches, fireplaces, and kitchens. The office space is used by small professional law and architectural firms.

Office: 22,000 sq. ft.

Developer: *Conroy-Heafitz Development Team*
Architect: *Aldrich Company*

The Charlestown Navy Yard - Development



Captain's Quarters.

Quarters P

Quarters P was used for residential purposes since its construction in 1913. Yard personnel occupying the single family brick dwelling included the Captain of the Yard for almost two decades. Adjacent to Quarters L, M, N, O (Building 266), Quarters P forms a coherent architectural enclave at the northeastern section of the Yard.

Office: 5,000 sq. ft.

Shipways Place I and II

This site consists of 48 residential units and 9 commercial units built on the former Shipways timber and concrete incline ramps constructed in 1920. It was also the site of the Navy Yard's third covered ship house, built in 1923-24 for construction of the U.S.S. Cumberland. Other ships launched here include the U.S.S. Merrimack, the U.S.S. Hartford, and the U.S.S. Oregon. The last ship launched from this site was the U.S.S. Suffolk County in 1956.

A section of the Shipways is preserved on the Harbor side of the townhouses. All of the 48 condo units have been completed and sold.

Residential: 83,000 sq. ft.
Commercial: 12,000 sq. ft.

Developer: Immobiliare New England
Architect: Childs, Bertram, Tseckares & Casendino

Shipways Place Garage

This new construction serves as an 88 space parking facility for residents of Shipways Place I and II.

Garage: 38,000 sq. ft.

Developer: Immobiliare New England
Architect: Childs, Bertram, Tseckares & Casendino

The Charlestown Navy Yard - Development

Navy Yard Row Houses

This new development of 50 units of affordable housing is located on a portion of Parcel 4. Constructed of brick and granite with copper roofs, the award-winning development contains a mix of one-, three, and four-bedroom units which were sold by lottery to Charlestown and Boston residents.

Residential: 56,000 sq. ft.

Units: 50 affordable

Developers: *Bricklayers and Laborers Non-Profit
Housing Corporation*

Architect: *William Rawn Associates*



A gazebo at Shipyard Quarters Marina.

Shipyard Quarters Marina - Pier 6

This new marina with 170 boat slips was completed in 1982. The end of the Pier features a public park with benches creating a vantage point for the enjoyment of Boston Harbor vistas.

Pier Area: 40,625 sq. ft.

Developer: *Immobiliare New England*

Architect: *Anderson Associates*

Constellation Wharf - Pier 7

Pier 7 was constructed in 1958 with end bearing concrete filled pipe piles and a concrete deck. The 64-unit residential condominium project was completed on the Pier in 1987. Pier 7 features a public walkway down the center and along the north side. At the end of the pier there is a major open space and a raised observation deck.

Residential: 185,000 sq. ft.

Developer: *Immobiliare New England*

Architect: *Anderson, Notter, Fiengold & Alexander*

The Charlestown Navy Yard - Development

Shipyard Quarters Marina - Pier 8

Pier 8 was originally built between 1904-07 with wood piles and a wood deck. Pier 8 has been converted to a 180 slip marina with offices for Marina personnel.

Pier Area: 36,000 sq. ft.

Developer: Immobiliare New England

Architect: Childs, Bertman, Tseckares & Casendino

Yard's End - Overview

During the mid-1800s, the northern end of the Yard was part of a tidal flat used for the flotation of timber. By the time the Yard was decommissioned in 1974, progressive filling activities of the Navy had created the land area known as "Yard's End." The Navy used Yard's End for, among other things, the scraping and repainting of ships and associated fittings.

Development for Yard's End will include a mix of commercial, retail, housing, research, parking, and public exhibition and open space.

Yard's End - Parcel 4

Parcel 4 contains 98,300 square feet of land. This parcel is currently being planned for residential opportunities, and already houses the Navy Yard Rowhouses referred to above.

Yard's End - Parcel 5

Parcel 5 contains 181,600 square feet of land. The potential uses of this parcel are under study and review.

Yard's End - Parcels 6 & 7

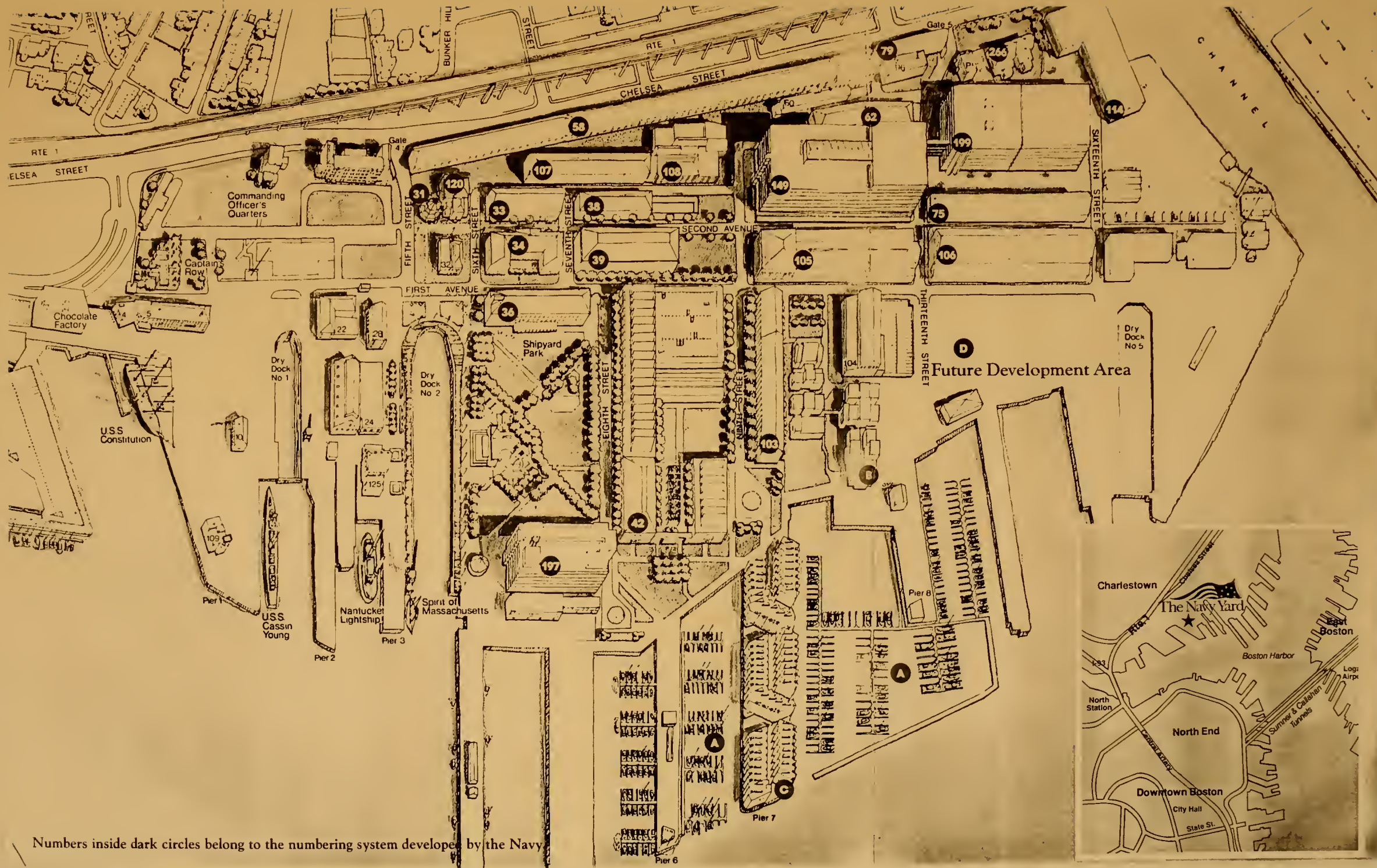
Parcel 6 contains 131,600 square feet of land. Parcel 7 contains 117,300 square feet of land.

These parcels are currently being considered for both commercial, research, and residential development.

The Charlestown Navy Yard - Summary
Current and Planned Buildout*

Building	GSF (000s)	Office (000s)	Retail (000s)	Residential (000s)	Parking (000s)	Light Industrial (000s)	Museum (000s)	Marina Slips
31 The Muster House	6.0	6.0	—	—	—	—	—	—
33 The Billings Building	44.0	34.0	10.0	—	—	—	—	—
34 The Parris Building	50.0	40.0	10.0	—	—	—	—	—
36 Ironsides Place	65.0	56.0	9.0	—	—	—	—	—
38 The Cooper Building	32.02	4.0	8.0	—	—	—	—	—
39 The Carriage Building	94.0	72.0	22.0	—	—	—	—	—
40 Constitution Quarters Garage	120.0	—	—	—	120.0	—	—	—
42 Constitution Quarters	300.0	—	—	300.0	—	—	—	—
58 The Ropewalk	154.4	—	—	—	—	—	154.4	—
60 Tarring Building	8.9	—	—	—	—	—	8.9	—
62 The Hemp House	37.0	37.0	—	—	—	—	—	—
75 The Timber House	24.0	24.0	—	—	—	—	—	—
79 The Boiler House	15.0	15.0	—	—	—	—	—	—
96 The Power House Substation	5.4	5.4	—	—	—	—	—	—
103 The Anchorage	90.3	—	—	90.3	—	—	—	—
104 The Ship Repair Shop	80.0	—	—	80.0	—	—	—	—
105 The Chain Forge	100.0	85.0	15.0	—	—	—	—	—
106 The Basilica	119.1	—	—	119.1	—	—	—	—
108 The Anchor Building	71.0	71.0	—	—	—	—	—	—
114 The Charlestown Boatyard	93.0	44.0	16.0	—	—	33.0	—	77
120 John Paul Jones House	16.0	16.0	—	—	—	—	—	—
149 Constitution Park	650.0	630.0	20.0	—	—	—	—	—
197 Independence Quarters	439.0	—	35.0	404.0	—	—	—	—
199 Navy Yard Parking Facility	545.0	—	—	—	545.0	—	—	—
266 Captain's Quarters	22.0	22.0	—	—	—	—	—	—
Quarters P	5.0	5.0	—	—	—	—	—	—
Shipways Place, I and II	95.0	12.0	—	83.0	—	—	—	—
Shipways Place Garage	38.0	—	—	—	38.0	—	—	—
Bricklayers Affordable Housing	56.0	—	—	56.0	—	—	—	—
Shipyards Quarters Marina, Pier 6	40.6	—	—	—	—	—	—	170
Constellation Wharf, Pier 7	185.0	—	—	185.0	—	—	—	—
Shipyards Quarters Marina, Pier 8	36.0	—	—	—	—	—	—	180
Yard's End - Parcel 4	98.3	—	—	—	—	—	—	—
Yard's End - Parcel 5	181.6	—	—	—	—	—	—	—
Yard's End - Parcel 6	131.6	—	—	—	—	—	—	—
Yard's End - Parcel 7	117.3	—	—	—	—	—	—	—
TOTALS	4,165.5	1,278.0	145.0	1,317.4	703.0	33.0	163.3	427

* All figures are subject to final Master Plan approval by the Charlestown community and the Boston Redevelopment Authority.



Numbers inside dark circles belong to the numbering system developed by the Navy.

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